




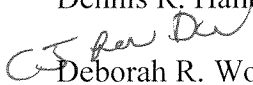
City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: January 25, 2005

TO: City Council

VIA: Dennis R. Holloway, City Manager 

FROM:  Deborah R. Woldruff, AICP, Community Development Director

SUBJECT: Conditional Use Permit (CUP) NO. 02-04, Parcel Map (PM) NO. 02-02 (PM NO. 15944)

RECOMMENDATION

The recommendation is that the City Council take the following action:

1. Approve the request for a one-year extension of time for Conditional Use Permit No. 02-04 and Parcel Map No. 02-02.

BACKGROUND

The applicant, Lake Development Group of Newport Beach has submitted a request for a one-year extension of time to construct a 15,081 square foot drugstore retail building and a 5,400 square foot retail building on a 2.63 acre site. The subject property is located on the northwest corner of Redlands Boulevard and Mountain View Avenue. The previous applicant, Sav-On Drugstores is no longer associated with the project. The request was reviewed and approved by the Planning Commission at their meeting on January 12, 2005 (Attachment A). Resident Jeanette Golly, asked questions about the project during the Public Hearing. Conditions of Approval from the November 12, 2002 City Council meeting are still in effect for the project. They have been revised to reflect a drugstore building not a specific tenant (Attachment B).

ANALYSIS

The applicant is working to secure CVS Drugstores as the anchor tenant for the project site. They are a national retailer with other locations in Orange and Los Angeles counties. The request by the applicant is reasonable in order to make the development of a drugstore at a prime intersection a reality (Attachment C).

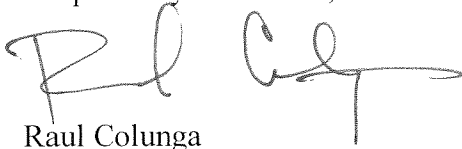
ENVIRONMENTAL

The City Council adopted a Negative Declaration as part of its approval of the appeal on November 12, 2002.

FINANCIAL IMPACT

The project will result in increased property tax and sales tax revenue to the City in addition to Development Impact fees, Plan Check fees, Building Permit fees, Grading Permit fees, and Fire Plan Check/Inspection fees.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Raul Colunga', with a stylized flourish at the end.

Raul Colunga
Assistant Planner

ATTACHMENTS

- A. Applicant letter of request and January 12, 2005 Planning Commission Report
- B. Conditions of Approval
- C. Project Plans

I:\Project Files\CUP\02-04-Savon\EOT\CC rpt 01-25-05.doc



October 25, 2004

Deborah Woldruff
Community Development Director
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354-3160

**RE: General Plan Amandment GPA No. 02-04; Zone Change (ZC) No. 02-04;
Development Code Amendment (DCA) No. 02-01; Conditional Use Permit
CUP No. 02-04; and Parcel Map (PM) No. 15944.**

Dear Ms. Woldruff:

We are requesting that the time permitted for entitlements for the above referenced project be extended for a period of one year. We require the extension of time for two reasons.

- (1) Our primary tenant Sav-On Drugstores, a subsidiary of Albertson's Inc., decided not to move forward on the project when the company began to experience labor dispute issues with the Albertson's grocery store chain which eventually led to a prolonged industry wide strike.
- (2) The entitlements for two new large housing projects, Orchard Park and University Village, took longer than anticipated. The future development of these new housing projects is important to support the projected sales volumes for the proposed drugstore.

We are currently working with CVS Drugstores - one of the largest drugstore chains in the United States - to occupy the entitled 15,080 square foot drug store.

We have enclosed the following in order to process our request for an extension of our entitlement period.

- (1) A check in the amount of \$2,215.00 to process our request for an extension of time.
- (2) Fifteen (15) sets of the entitled site plans.
- (3) A certified property owners list within 300 feet of the site.

ATTACHMENT A

Our Uniform Development Application as submitted initially for the project remains unchanged other than the address for the applicant.

Sincerely,

A handwritten signature in cursive script, reading "Larry Lake". The letters are fluid and connected, with a large initial "L" and "L".

Larry Lake
President

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF JANUARY 12, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CONDITIONAL USE PERMIT (CUP) NO. 02-04/PARCEL MAP (PM) NO. 02-02 (PM NO. 15944) – A request for a one year extension of time to construct a 15,081 square foot drugstore retail building and a 5,400 square foot retail building on a 2.63 acre site. The subject property is located on the northwest corner of Redlands Boulevard and Mountain View.

SUMMARY

The applicant, Lake Development Group Incorporated, has submitted a letter of request seeking a 1-year extension of time for the above-referenced project (Attachment A). The CUP was required for the drive-through pharmacy window. The General Plan Amendment, Zone Change, and Development Code Amendment that were part of the original submittal in 2002 were approved by the City Council and adopted by resolution and ordinance respectively. A discretionary extension of a maximum of two-years may be granted pursuant to Section 16.04.160 of the Loma Linda Municipal Code (LLMC). In addition, Condition No. 2 from the Conditions of Approval allows for three time extensions not to exceed 12 months each. As such, the General Plan Amendment, Zone Change, and Development Code Amendment are not part of this request and cannot be revisited.

RECOMMENDATION

Staff recommends that the Planning Commission forward the request to the City Council with a recommendation of approval for a 1-year extension of time for Conditional Use Permit No. 02-04 and Tentative Parcel Map (PM) No. 15944 based on the findings and subject to the Conditions of Approval (Attachments B).

PERTINENT DATA

Applicant:	Larry Lake, Lake Development Group
General Plan:	Neighborhood Specialized Community
Zoning:	East Valley General Commercial

Site:	The 2.63 acre subject property is located at the northwest corner of Redlands Boulevard and Mountain View.
Topography:	Relatively flat
Vegetation:	A few mature trees, landscaping at the City park site and single-family residential lot, and patchy scrub and native grasses on the vacant portions of the site.
Special Features:	Sun Park site, City water facilities

BACKGROUND AND EXISTING SETTING

Background

The project was denied by the Planning Commission at their meeting on October 2, 2002, and approved on appeal by the City Council on November 12, 2002. Approved minutes from the October 2, 2002 Planning Commission meeting and November 12, 2002 City Council meeting are included as Attachment C.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The City Council adopted a Negative Declaration as part of its approval of the appeal on November 12, 2002.

ANALYSIS

Project Description

The 2.63-acre site occupies a prominent location at the northwest corner of Redlands Boulevard at Mountain View. The applicant states in his letter of request that the original applicant, Sav-On Drugstores was counting on the entitlements for Orchard Park and University Village to support projected sales volume for the proposed drugstore. Additionally, the applicant states that due to the prolonged labor dispute earlier in 2004, the primary tenant Sav-On Drugstores, decided not to move forward on the project. The applicant states they are working with CVS Drugstores to occupy the entitled 15,081 square foot drug store. The ancillary 5,400 square foot structure adjacent to Mountain View is part of the request for the one-year extension of time. A copy of the project plans are included as Attachment D.

Public Comments

No written or verbal comments have been received or been forthcoming to the City as of January 6, 2005. The public hearing notices for the item were sent out on December 30, 2004.

Analysis And Findings

The findings for the Conditional Use Permit and Parcel Map are still valid from the original October 2, 2002 Planning Commission staff report and are included as Attachment E. The Initial Study is included as part of Attachment E.

CONCLUSION

The granting of this one-year extension would not be detrimental to the public welfare or injurious to the properties in the vicinity. A one-year extension to Parcel Map No. 15944 and Conditional Use Permit No. 02-04 conforms to the City of Loma Linda Zoning Code and Subdivision Regulations and is consistent with the Neighborhood Specialized Community General Plan Land Use Designation established for commercial development.

The granting of a 1-year extension of time for both applications to allow the previously approved development will be beneficial to current and future residents in the vicinity. The additional time will allow the developer to make the project a reality and afford the City of Loma Linda a new source of sales tax generation and a retail destination for residents to spend their incomes inside the community.

Respectfully Submitted,

Raul Colunga
Assistant Planner

ATTACHMENTS

- A. Applicant letter of request and Site Location Map
- B. Conditions of Approval
- C. Approved October 2, 2002 Planning Commission and November 12, 2002 City Council minutes
- D. Project Plans
- E. October 2, 2002 Planning Commission staff report, findings, and Initial Study

**CONDITIONS OF APPROVAL
FOR EXTENSION OF TIME**

**CONDITIONAL USE PERMIT (CUP) NO. 02-04 &
PARCEL MAP (PM) NO. 15944**

All applicable provisions and requirements of City Codes and Ordinances shall be met for this Project. All conditions unless otherwise specifies are due prior to the issuance of building permits. The following specific requirements shall also apply:

COMMUNITY DEVELOPMENT DEPARTMENT

1. Within two years of development approval, commencement of construction shall have occurred or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, then the permit/approval shall become null and void.

PROJECT:

EXPIRATION DATE

CONDITIONAL USE PERMIT (CUP) NO. 02-04
PARCEL MAP (PM) NO. 15944

JANUARY 12, 2006
JANUARY 12, 2006

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant three time extensions not to exceed 12 months each, pursuant to the California Subdivision Map Act. The review authority shall ensure that the project complies with the Act and all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys' fees which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. Construction shall be in substantial conformance with the Master Plan and the plan(s) approved by the Director, Planning Commission or City Council. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fences and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a development project.
5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or

ATTACHMENT B

no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building and Safety Division. A Temporary Certificate of Occupancy may be issued by the Building and Safety Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions and performance standards imposed on the intended use by this permit.

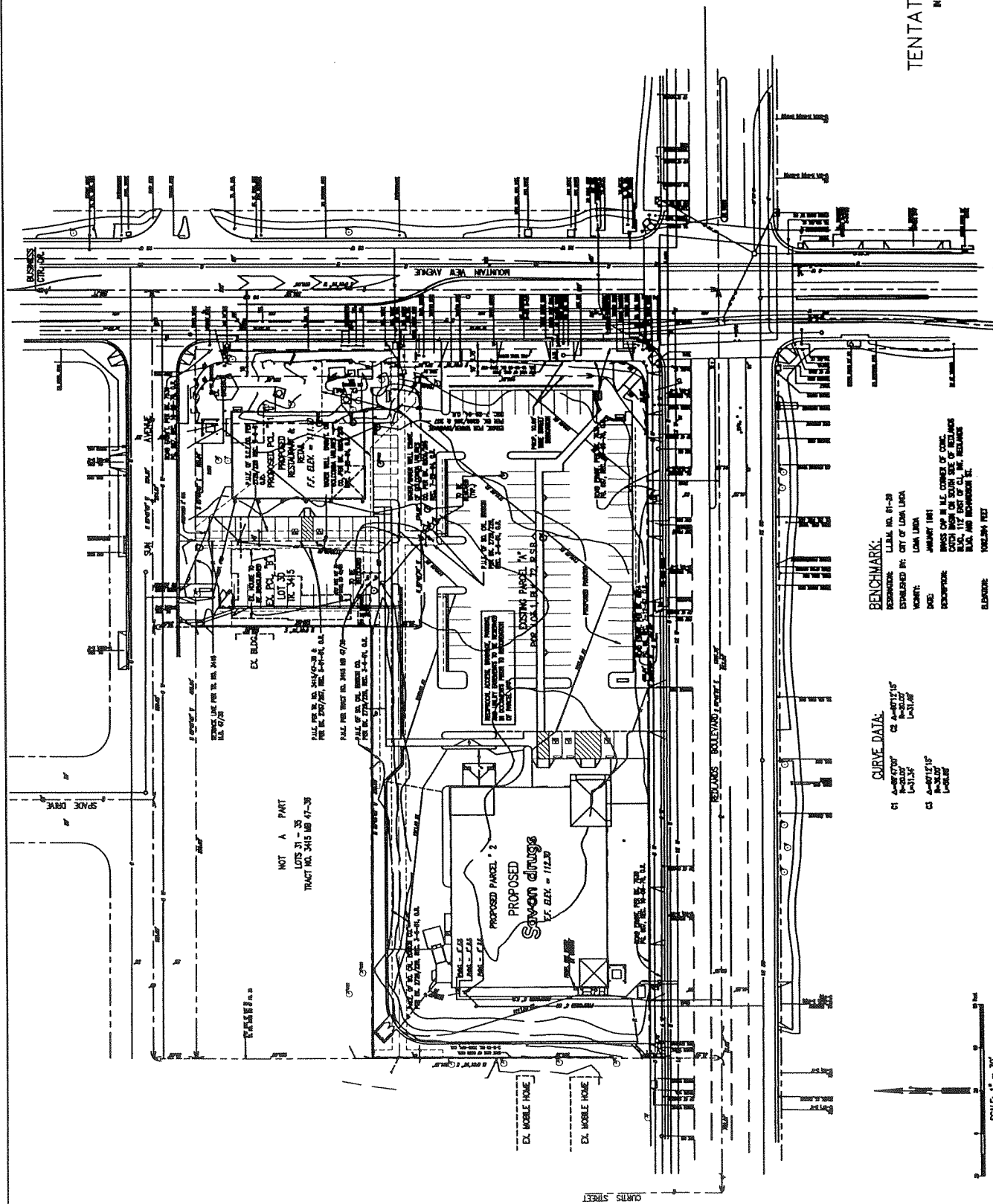
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 (and other applicable Code sections) in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases and other forms of air pollution; glare control; exterior lighting design and control; noise control; odor control; screening; signs, off-street parking and off-street loading; and, vibration control. Screening and sign regulations compliance are important considerations to the developer because they will delay the issuance of a Certificate of Occupancy until compliance is met. Any exterior structural equipment, or utility transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. Signs are not approved as a part of this approval. The applicant shall submit application for a Master Sign Plan for the site based upon the conceptual sign design shown in the approved project plans prior to issuance of the first Certificate of Occupancy. Prior to establishing any new signs, or replacing existing signs, the applicant shall submit an application, and receive approval, for a sign permit(s) from the Planning Division (pursuant to LLMC, Chapter 17.18) and building permit(s) for construction of the signs from the Building and Safety Division, as applicable.
8. The applicant shall comply with all of the Public Works Department requirements for recycling prior to receiving a Certificate of Occupancy.
9. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generation fugitive dust will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Ensure spray bars on all processing equipment are in good operating condition;
 - c. Apply water or soil stabilizers to form crust on inactive construction areas and unpaved work areas;
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and
 - g. Discontinue construction activities during Stage 1 smog episodes.

10. The applicant shall implement SCAQMD Rule 1403 and standard construction practices for the removal and disposal of asbestos building materials as part of the demolition of the residence located at 25669 Sun Avenue.
11. Wherever possible, the developer shall incorporate the existing, mature trees into the landscape plan for the site. The developer shall comply with LLMC, Chapter 17.74 for tree removal Permit concurrent with project approval, and re-vegetate the site per the approved landscape plan, as applicable.
12. The applicant shall provide two refuse enclosures constructed to the City's specification, subject to approval by the Public Works Department, and placed as shown on the approved site plan.
13. All green waste generated from the site shall be taken to a green waste processing or compost facility.
14. The applicant shall provide a minimum of 113 standard parking spaces, which shall include one handicap accessible van space and 4 standard handicap accessible spaces. The accessible parking required for the project shall be placed and constructed as per the State of California Accessibility Standards, Title 24 California Administrative Code.
15. The property and landscaping shall be maintained in a clean and orderly manner by the applicant, property owner, and/or business operator and all dead and dying plants shall be replaced with similar or equivalent type and size of vegetation.
16. The final landscape plan shall be prepared by a state licensed Landscape Architect, subject to approval by the Community Development Department, and also by the Public Works Department for landscaping in the public right-of-way. The specimen tree sizes shall be increased on the final landscape plan.
17. All roof-mounted equipment shall be screened from view of the Public Street and adjacent residential properties.
18. The applicant shall submit a Lighting Plan to the Public Works Department for approval.
19. All construction shall meet the requirements of the editions of the 1998 California Building Code (CBC)/1997 Uniform Building Code (UBC), and the 1997 Uniform Fire Code (UFC)/1998 California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of the Building Permit(s).
20. All Development Impact fees shall be paid to the City of Loma Linda prior to the issuance of any Building and/or Construction Permits.
21. Prior to issuance of any Building and/or Construction Permits, the applicant shall submit proof of payment from the City of San Bernardino for sewer capacity fees and Redlands Unified School District to the Community Development Department.

22. This permit or approval is subject to the attached conditions or requirements of the following City Departments or Divisions:
 - a. Public Work Department
 - b. Public Safety Department
23. The off-site sales of alcohol in the drugstore shall be limited to beer and wine, only.
24. The hours of operation for the drugstore shall be limited to 11:00 p.m.
25. The hours of delivery of products, goods, furniture, and equipment shall be limited to between 7:00 a.m. and 9:00 p.m., seven days a week.

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ATTACHMENT C



LEGAL DESCRIPTION
 EXISTING PARCEL A
 THOSE PORTIONS OF LOT 1, BLOCK 72 OF RANCHO SAN
 BERNABEO AS SHOWN BY MAP RECORDED IN BOOK 7
 OF MAPS, PAGE 2, RECORDS OF SAN BERNABEO COUNTY,
 STATE OF CALIFORNIA

EXISTING PARCEL IS:
LOT 30 OF TRACT NO. 3415, SANTA ANA HOMES, UNIT
NO. 1, IN THE CITY OF LOMA LINDA, COUNTY OF SAN
BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED
IN BOOK 47, PAGE 38 OF MAPS, RECORDS OF SAN BERNARDINO
COUNTY.

ADDRESS
EX. PO. # (APR 1981-2-2-08, 016, 022, 023, 028, 027,
AND 029)
BETHLEHEM BOLLWEAR, LONG LANE, CA 95734

EX-102 T (JAN 6281-254-008)

JOHN AND SUE MOORE
LANCE DEVELOPMENT GROUP
1000 CLAY STREET, SUITE 500
NEWPORT BEACH, CA 92660
414/440-1100

TEL: (949) 235-8868

DATE: APR 1 1968

RESIDENTS AS SOURCE

SNOW/ICE/SLUSH **SAFETY**

PROPOSED USE: REEL CONCRETE
 AREA PROPOSED PARCELS (POL 1) = 27,005 S.F.

(POL. 2) = 84,403 S.F.
CR 1,5378 Ac. (280652)
CR 0,4222 Ac. (280653)

AREA EX. PHYSICS
(VOL. A) = 167,803 S.F.
OR 2,096 AC. (200,000)

(POL 10) = 7,200 S.F.
OR 6.1 (25) Ac. (250,000)

DOE WAD NO 1504

RCCEL MAP NO. 1394

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO
DATE: 10 17 2000

DATE 10-17-2002

100

BENCHMARK:

ESTABLISHED BY: CITY OF LIMA LIMA
LIMA NO. 61-05
REGISTRATION: 2000090534

VENDOR: LOWE LINDA
 DATE: JANUARY 1981

DESCRIPTION:	IMPACT CAP IN N.E. OF CATCH BASIN ON SOUTH SIDE

**LAL, THE SON OF
BLVD. AND RICHMOND**

THE UNITED STATES OF AMERICA

CURVE DATA:

$\Delta = 00^{\circ}12'15''$
 $R = 20.00'$
 $L = 34.45'$

4211 5012'15" 0011.000

2007

Abstract

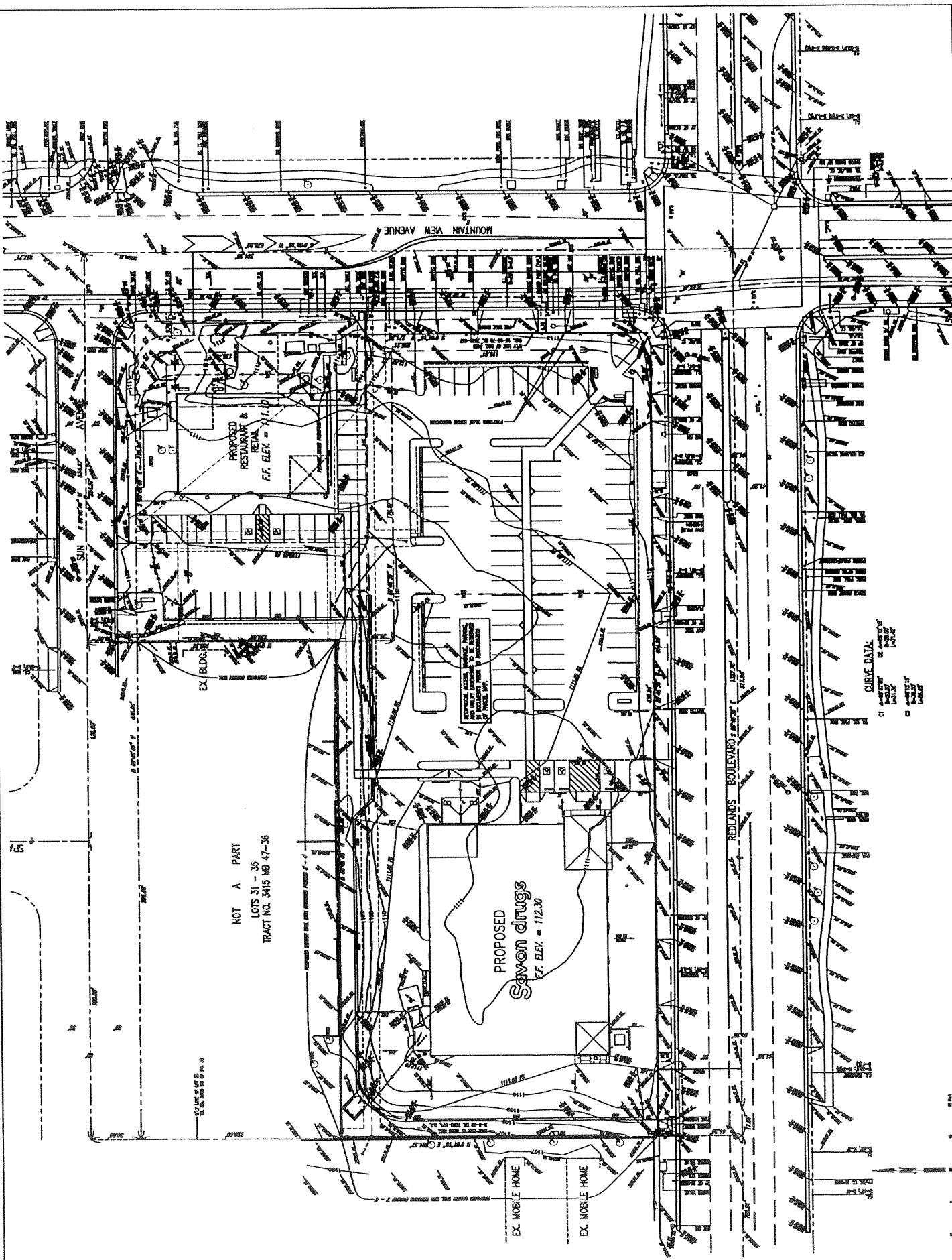
TENTATIVE PARCEL MAP NO. 15944

IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO

STATE OF CALIFORNIA
SCALE: 1" = 30', DATE: 10-17-2002

1-21

SCHE: 1° = 30'





DESIGN & CONSTRUCTION
2500 PARKWAY
BOISE, IDAHO 83726
(208) 385-6200

Reeves
Associates Inc.
Architects
635 Fair Oaks Ave.
Suite 550
South Pasadena
California 91068
(949) 263-5959
Fax: 926 / 403 9762
reves@reves.net

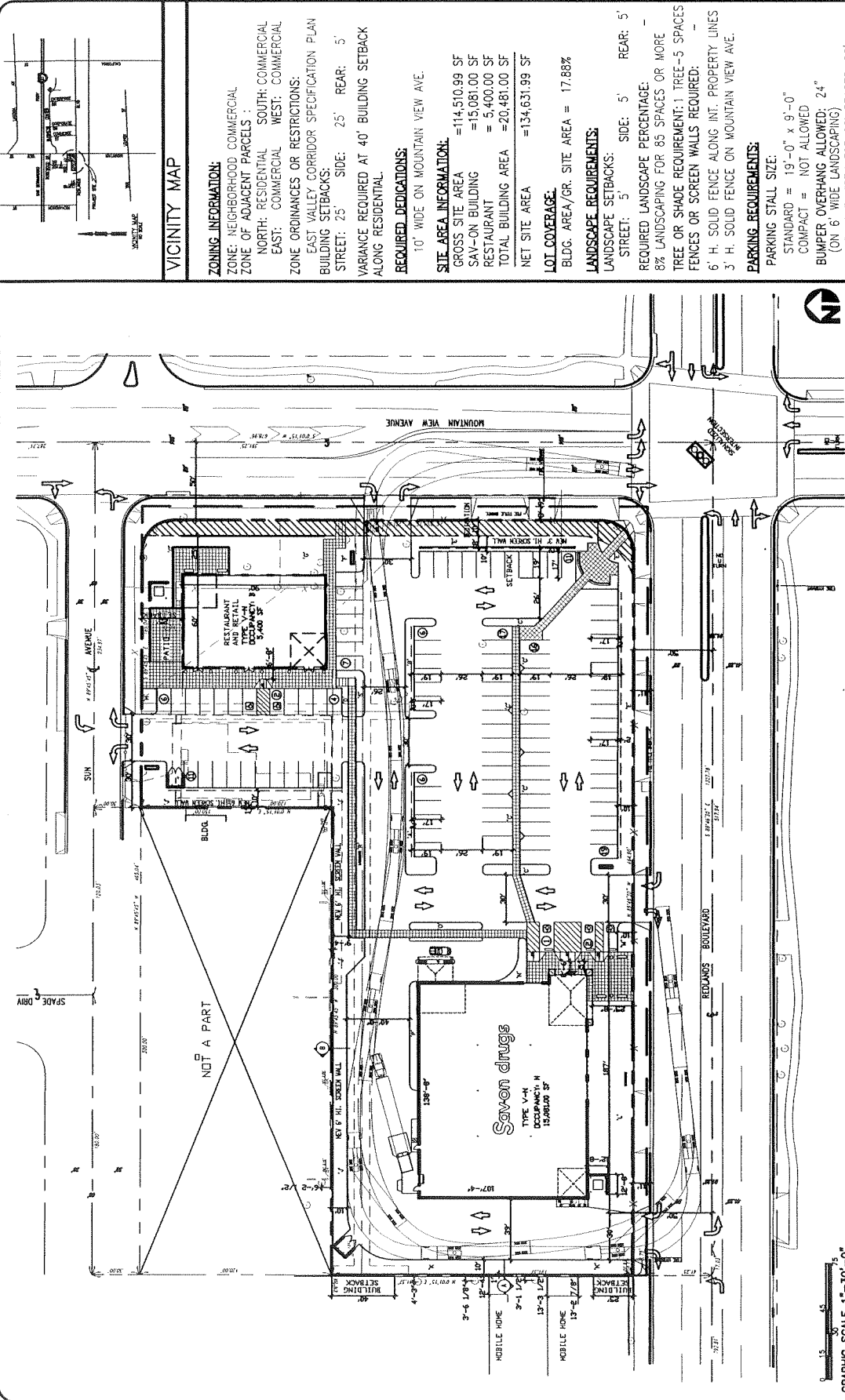
LAKE
DEVELOPMENT
GROUP
1500 OAK STREET
NEWPORT BEACH
CALIFORNIA
(949) 263-5959
FAX: (949) 263-5965

REVISED FOR	DATE
C.L.P. SUBMITTAL	08-28-02
PROJECT	

PROJECT
N.W.C.
REDLANDS BLVD.
MOUNTAIN VIEW AVE.
LOMA LINDA, CA
96BE

DRAWN
BY: J. G. / J. G.
CHECKED
LOR
DATE
10-23-02
SHEET TITLE
DESIGN
DEVELOPMENT
SITE PLAN

DDSP-P-9
21171
RECEIVED COMMISSION NO.



DESIGN DEVELOPMENT SITE PLAN		SCALE: 1"=30'-0"
TP-1	TENTATIVE PARCEL MAP	1
GR	PREL. GRADING & DRAINAGE PLAN	
DDSP-9	SITE PLAN	
DDPF-3	FLOOR PLAN	
DDSE-4	ALL 4 ELEVATIONS W/FINISH KEYS	
DDSS-1	BUILDING SECTIONS	
DDSS-1AA	WALL ELEVATIONS	
DDSS-1B	WALL ELEVATIONS	
DDPF-3A	RETAIL FLOOR PLANS & SECTIONS	
DDSE-4B	RETAIL ELEVATIONS W/FINISH KEYS	
DDSLP-2	SCHEMATIC LANDSCAPE PLAN	
1.9A	SITE LIGHTING & ELECTRICAL PLAN	
1.9B	SITE LIGHTING PHOTOMETRICS	
LANDSCAPE PROVIDED:		
'A' = 543 SQ. FT.	'G' = 2658 SQ. FT.	'N' = 204 SQ. FT.
'B' = 412 SQ. FT.	'H' = 142 SQ. FT.	'O' = 178 SQ. FT.
'C' = 475 SQ. FT.	'J' = 4063 SQ. FT.	'P' = 350 SQ. FT.
'D' = 87 SQ. FT.	'K' = 1825 SQ. FT.	'R' = 470 SQ. FT.
'E' = 3888 SQ. FT.	'L' = 4046 SQ. FT.	'S' = 195 SQ. FT.
'F' = 802 SQ. FT.	'M' = 172 SQ. FT.	
LANDSCAPE REQUIRED = 8.0 % OF NET SITE		20,510 SQ. FT.
LANDSCAPE PROVIDED = 15.0 % OF NET SITE		
NOTE:		
CAR OVERHANG AREA IS NOT INCLUDED IN LANDSCAPE CALCULATIONS		
LANDSCAPING CALCULATIONS		
GENERAL NOTES		
1. TRASH LOCATION COMPLIES WITH THE REQUIREMENTS OF WASTE MANAGEMENT.		
REVISIONS		
ISSUED FOR	DATE	
C.L.P. SUBMITTAL	08-28-02	
PROJECT		

VICINITY MAP

ZONING INFORMATION:
ZONE: NEIGHBORHOOD COMMERCIAL
ZONE OF ADJACENT PARCELS:
NORTH: RESIDENTIAL
EAST: COMMERCIAL
WEST: COMMERCIAL
ZONE ORDINANCES OR RESTRICTIONS:
EAST VALLEY CORRIDOR SPECIFICATION PLAN
BUILDING SETBACKS:
STREET: 25' SIDE: 25' REAR: 5'
VARIANCE REQUIRED AT 40' BUILDING SETBACK
ALONG RESIDENTIAL

REQUIRED DEDICATIONS:

10' WIDE ON MOUNTAIN VIEW AVE.

SITE AREA INFORMATION:

GROSS SITE AREA = 114,510.99 SF
SAV-ON BUILDING = 15,081.00 SF
RESTAURANT = 5,400.00 SF
TOTAL BUILDING AREA = 20,481.00 SF
NET SITE AREA = 134,631.99 SF

LOT COVERAGE:

BLDG. AREA/GR. SITE AREA = 17.88%

LANDSCAPE REQUIREMENTS:

LANDSCAPE SETBACKS:
STREET: 5' SIDE: 5' REAR: 5'
REQUIRED LANDSCAPE PERCENTAGE:
8% LANDSCAPING FOR 85 SPACES OR MORE
TREE OR SHADE REQUIREMENT: 1 TREE-5 SPACES
FENCES OR SCREEN WALLS REQUIRED:
6' H. SOLID FENCE ALONG INT. PROPERTY LINES
3' H. SOLID FENCE ON MOUNTAIN VIEW AVE.

PARKING REQUIREMENTS:

PARKING STALL SIZE:
STANDARD = 19'-0" x 9'-0"
COMPACT = NOT ALLOWED
BUMPER OVERHANG ALLOWED: 24"
(ON 6' WIDE LANDSCAPING)
DRIVE AISLE WIDTH FOR 90' SPACES: 26'

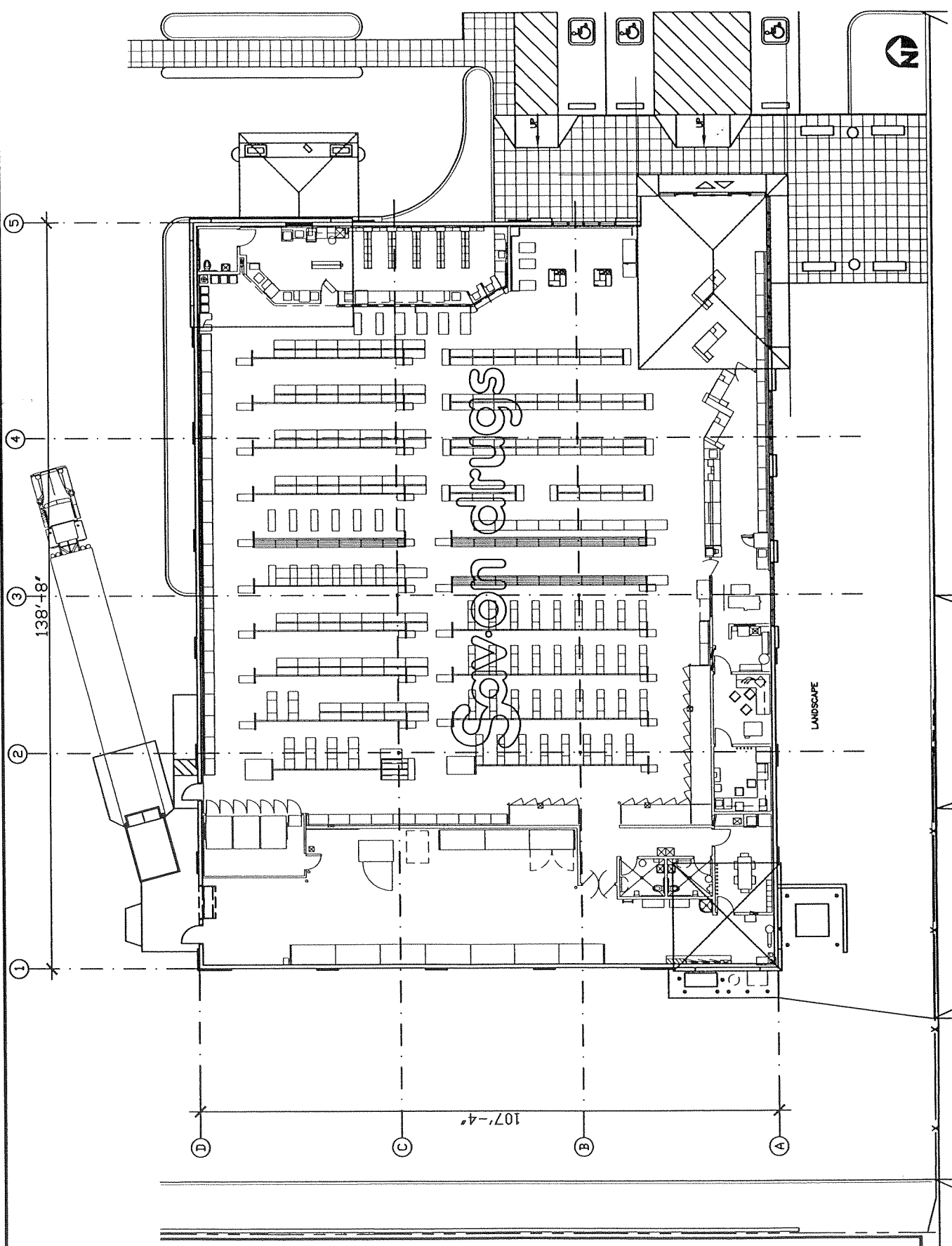
PARKING REQUIRED:

SAV-ON: 15,017.90 SF/250 = 60.0 SPACES
RETAIL: 1,000.00 SF/250 = 4.0 SPACES
RESTAURANT: 4,400.00 SF/100 = 44.0 SPACES
TOTAL REQUIRED = 108.0 SPACES

PARKING PROVIDED:

STANDARD SPACES 104 SPACES
COMPACT SPACES - SPACES
HANDICAPPED SPACES 5 SPACES
TOTAL PARKING PROVIDED = 109 SPACES
PARKING/BUILDING RATIO: 1 SPACE PER 187 SQ.FT.

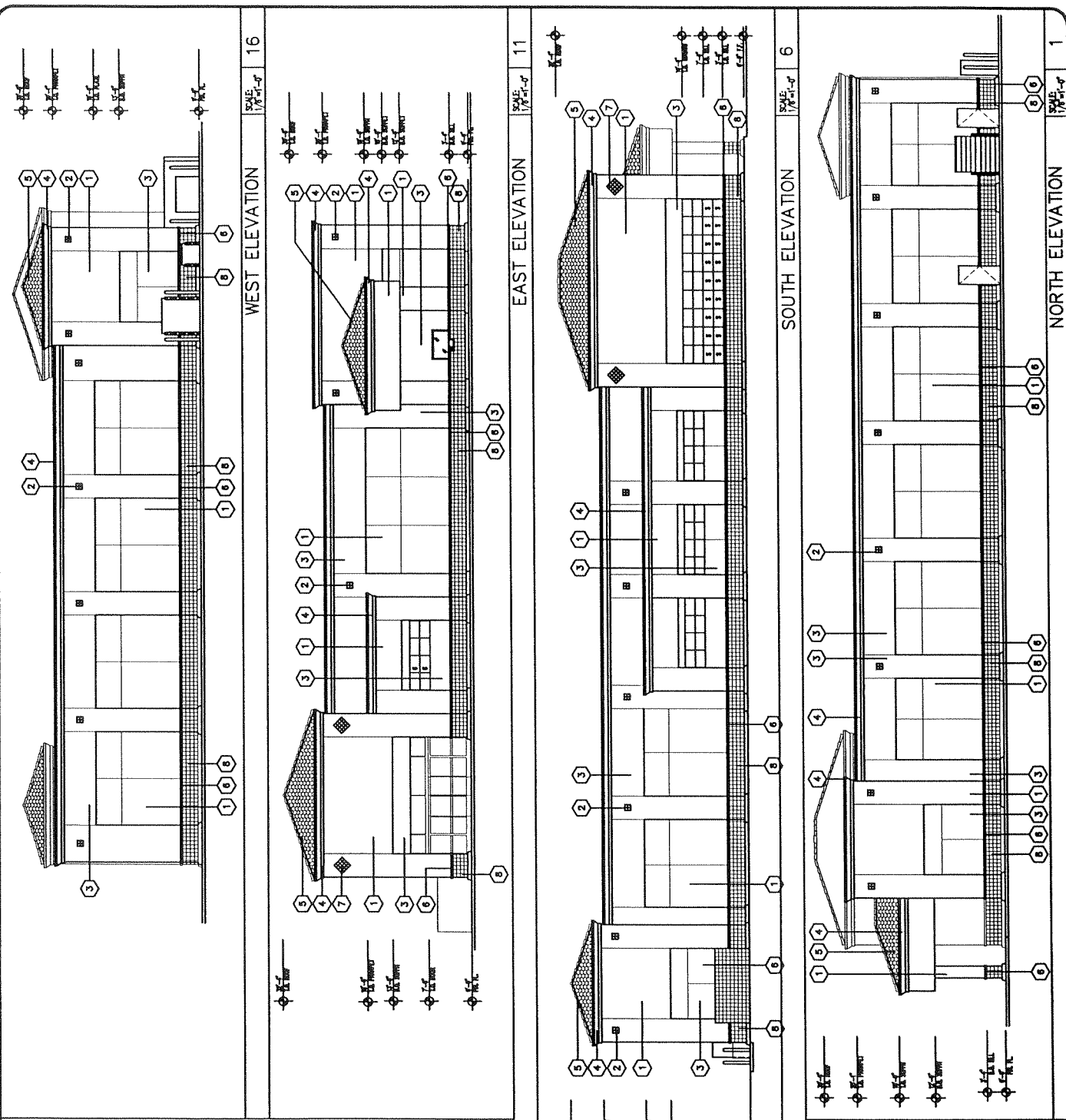
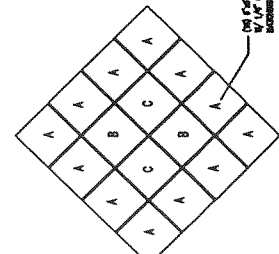
SITE REQUIREMENTS



SCHEDULE OF EXTERIOR MATERIALS AND FINISHES

NOTED TO MATCH ARE REQUIRED AT PORTIONS OF THESE PRICE OF MATERIALS

- 1 PORTLAND CEMENT
SMOOTH TEXTURE
RENDERING CODE # 1001
- 2 CERAMIC TILES
COTTALE METAL, HADES
- 3 PORTLAND CEMENT
SMOOTH TEXTURE
RENDERING CODE # 1144
- 4 PORTLAND CEMENT
SMOOTH TEXTURE
RENDERING CODE # 1004
- 5 MASONRY TILES
COTTALE METAL, HADES
- 6 LEADEN BLOCK
UP 1/2" x 1/2" x 1/2"
RENDERING CODE # 1001
- 7 CERAMIC TILES
COTTALE METAL, HADES
- 8 GRAY BLOCK
RENDERING CODE # 1001
- 9 GRAY BLOCK
RENDERING CODE # 1001
- 10 GRAY BLOCK
RENDERING CODE # 1001
- 11 GRAY BLOCK
RENDERING CODE # 1001
- 12 GRAY BLOCK
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REEVES ASSOCIATES INC.
Architects
250 PARKCENTER BLVD.
BOISE, IDAHO 83726
(208) 380-8200

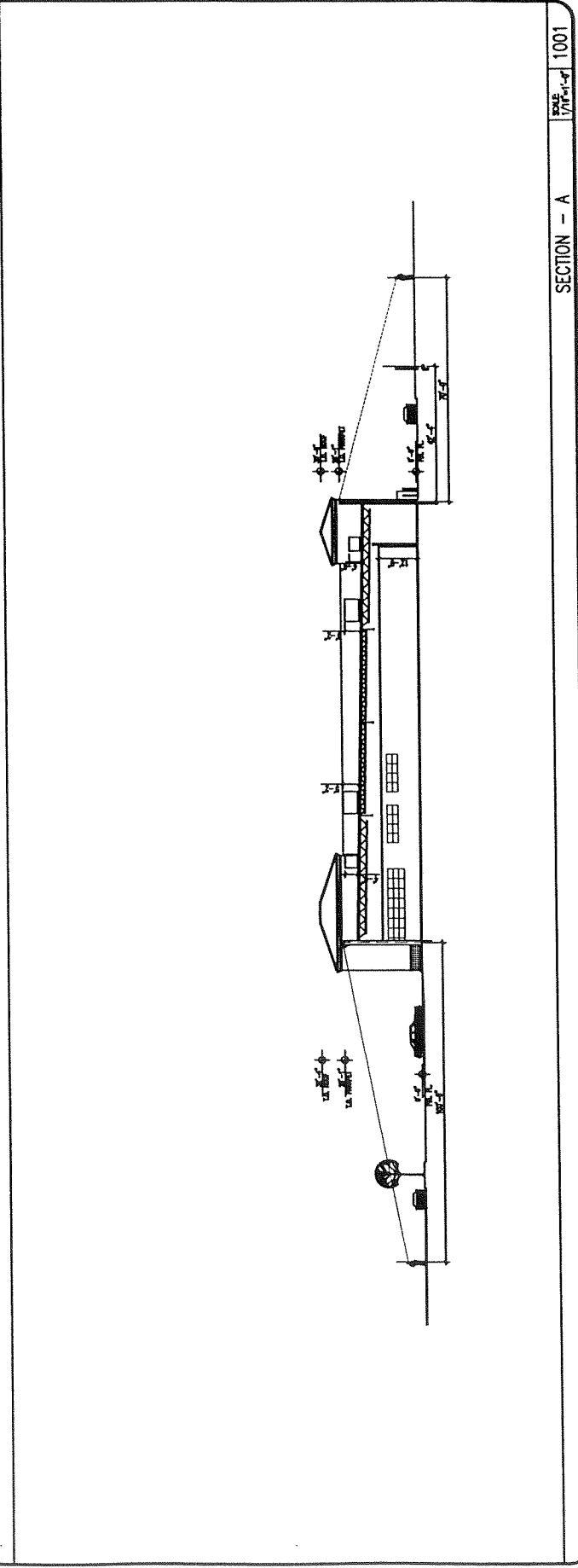
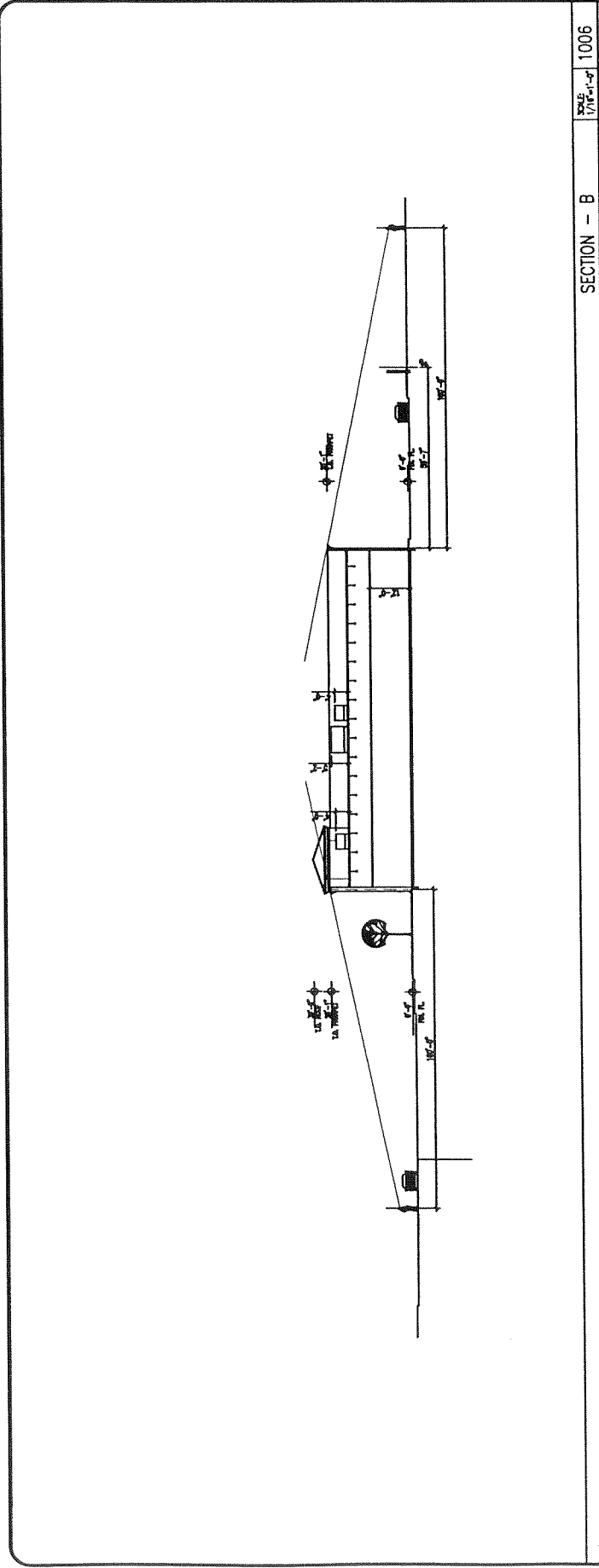
LAKE DEVELOPMENT GROUP
1500 OAK STREET
SUITE 800
PORTLAND, OREGON 97208
(503) 253-0900 FAX
(503) 253-0900

DESIGN DEVELOPMENT
SHEET TITLE
DATE: 10-21-02
LCK
DRAWN: JAK/ET/CS
CHECKED: JAK/ET/CS
PROJECT: 21171

96BE
N.W.C.
REDUCTIONS BLVD.
MOUNTAIN VIEW AVE.
LOMA LINDA, CALIFORNIA
STORE NO.

DATE: 08-09-02
ISSUED FOR: SUBMITTAL
CLIP: SUBMITTAL
REVISIONS:

DDSS-1 REEVE'S COMMISSION NO. 21171 SHEET	SCHEMATIC SECTIONS SHEET TITLE		STORE NO. 96BE LOMA LINDA, CALIFORNIA REDUCTIONS BLDG. N.W.C. PROJECT	REVISIONS ISSUED FOR DATE 08-28-03		CLIP, SUBMITTAL DATE 08-28-03	REEVE'S ASSOCIATES INC. ARCHITECTS 825 PINE CIRCLE AVE. SUITE 110 COSTA MESA, CA 92626 (714) 440-8722 FAX: (714) 440-8722 reeves@reves.com	DESIGN & CONSTRUCTION 230 PARKCENTER BLVD. BOISE, IDAHO 83725 (208) 388-8200	
	DRAWN CHECKED DATE 06-24-02	EZ/GS LCR DATE 06-24-02							





DESIGN & CONSTRUCTION
200 PARKCENTER BLVD.
BOISE, IDAHO 83726
(208) 396-8200

Reeves
Associates Inc.
Architects
805 Park Center Ave.
Boise, ID 83726
Phone: (208) 396-8200
Fax: (208) 396-8201
www.reevesarchitects.com

REVISIONS	ISSUED FOR	DATE
1	08-28-08	
2		
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PROJECT
N.W.C.
REDLANDS BLVD.
MOUNTAIN VIEW AVE.
LOMA LINDA, CALIFORNIA
968E
STONE NO.

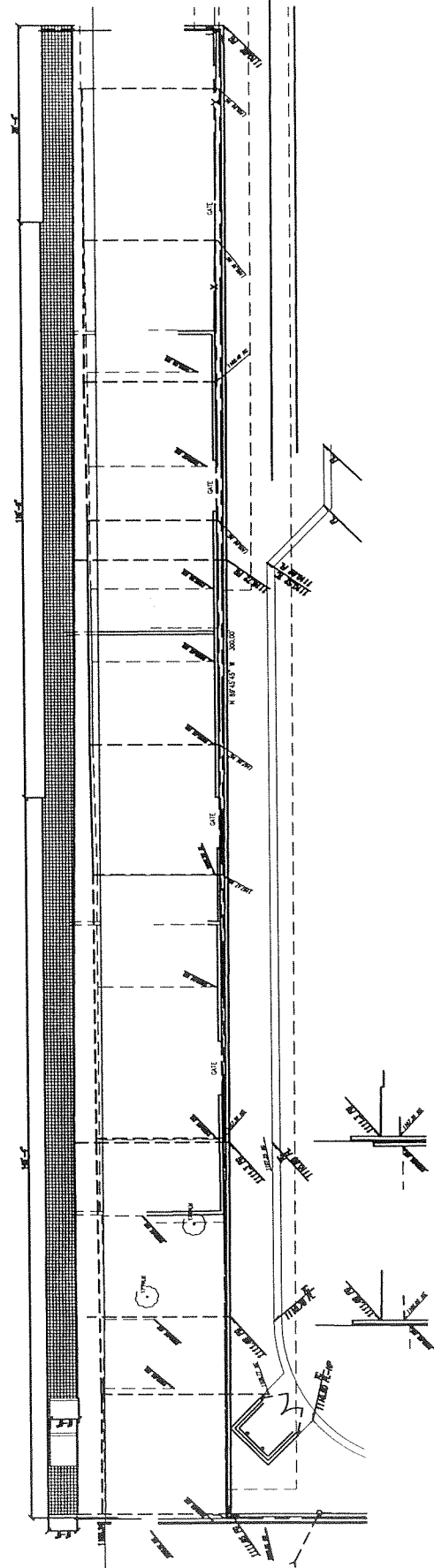
DRAWN	CHECKED	DATE	DATE
EZ	LCR	10-21-02	
SHEET TITLE SITE WALL			

DDSS-1.M
21171
REVIEW COMMISSION NO.

SITE WALL-2 ELEVATION

SCALE: 1/8"=1'-0"

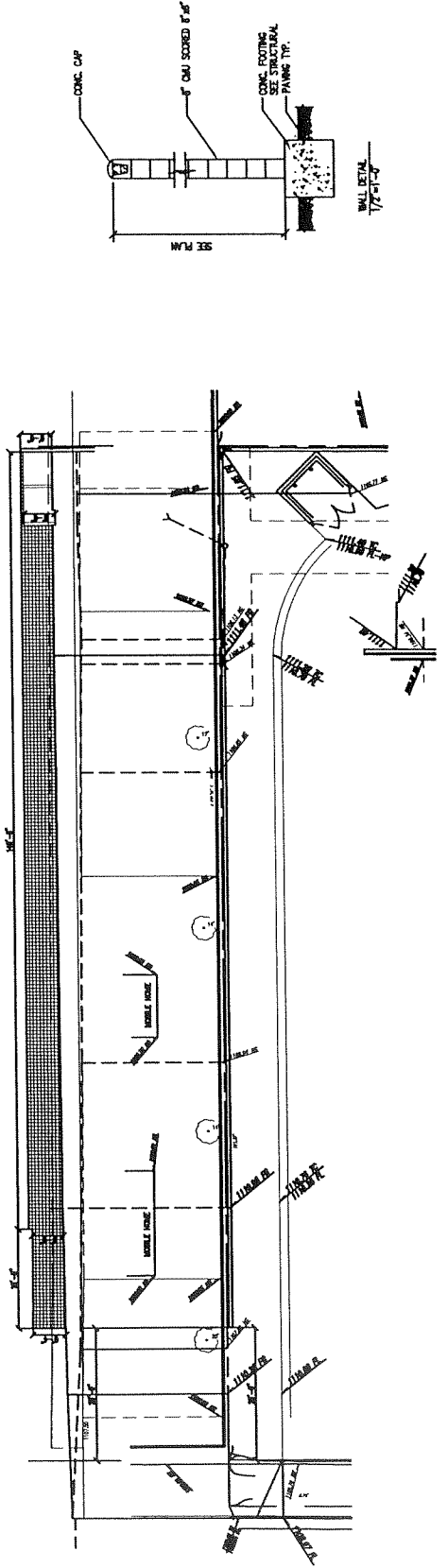
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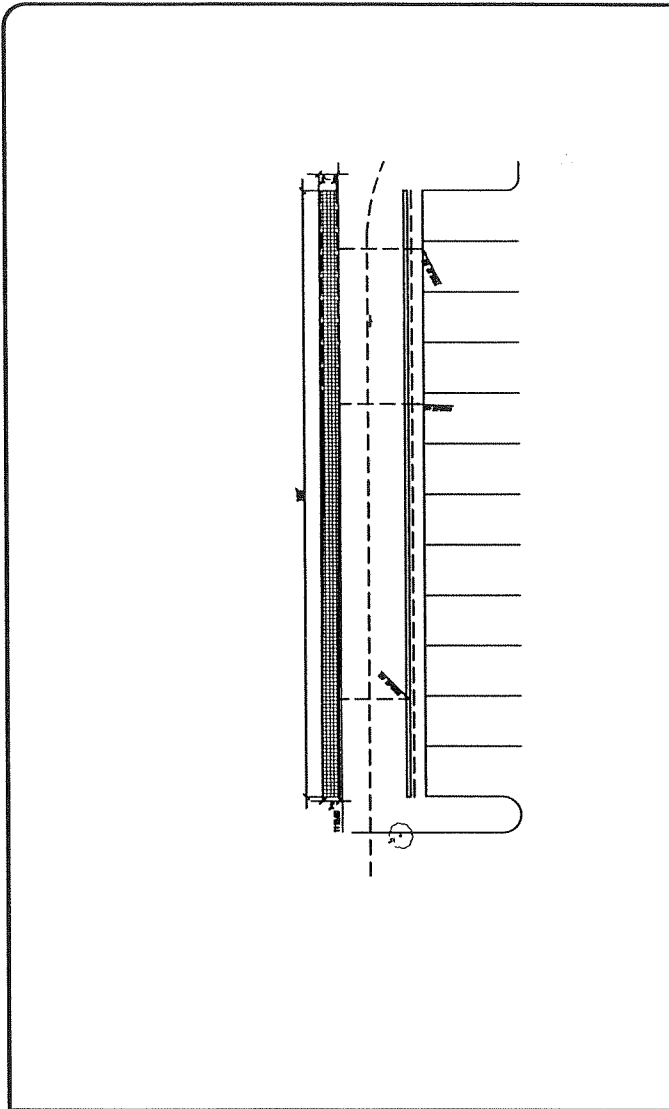
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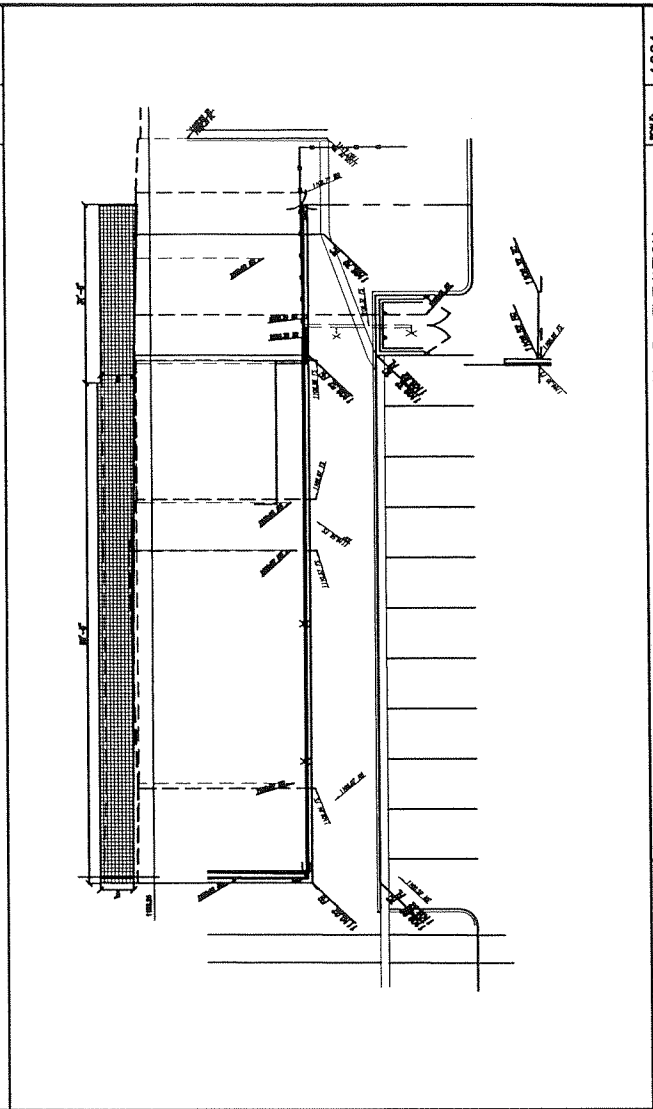
1001



DDSS-1.B SHEET 21171 REEVES CONSTRUCTION, INC.	SITE WALL ELEVATIONS SHEET TITLE		PROJECT N.W.C. REDUANS BLVD. MOUNTAIN VIEW AVE. LOMA LINDA, CALIFORNIA 96BE	REVIEWER DATE 08-28-02		CALL, SUBMITTER DATE 08-28-02	REEVES ASSOCIATES INC. ARCHITECTS 825 First Oaks Ave. Suite 180 South Pasadena California 91030 (818) 423-8000 Fax: (818) 403-8712 reeves@reves.com	Albertsons DESIGN & CONSTRUCTION 2500 HYPERCENTER BLVD. BOISE, IDAHO 83726 (208) 386-8200
	DRAWN EZ CHECKED LCR	DATE 08-24-02		REVISIONS NO.				



SITE WALL-4 ELEVATION



SITE WALL-3 ELEVATION

NOT USED	SCALE	1004	1001

REVEAL FOUNDATION NO.
21171

DDFP-3A

DESIGN DEVELOPMENT
SHEET TITLE
DATE 10-21-02
JAK
LCH
CHECKED

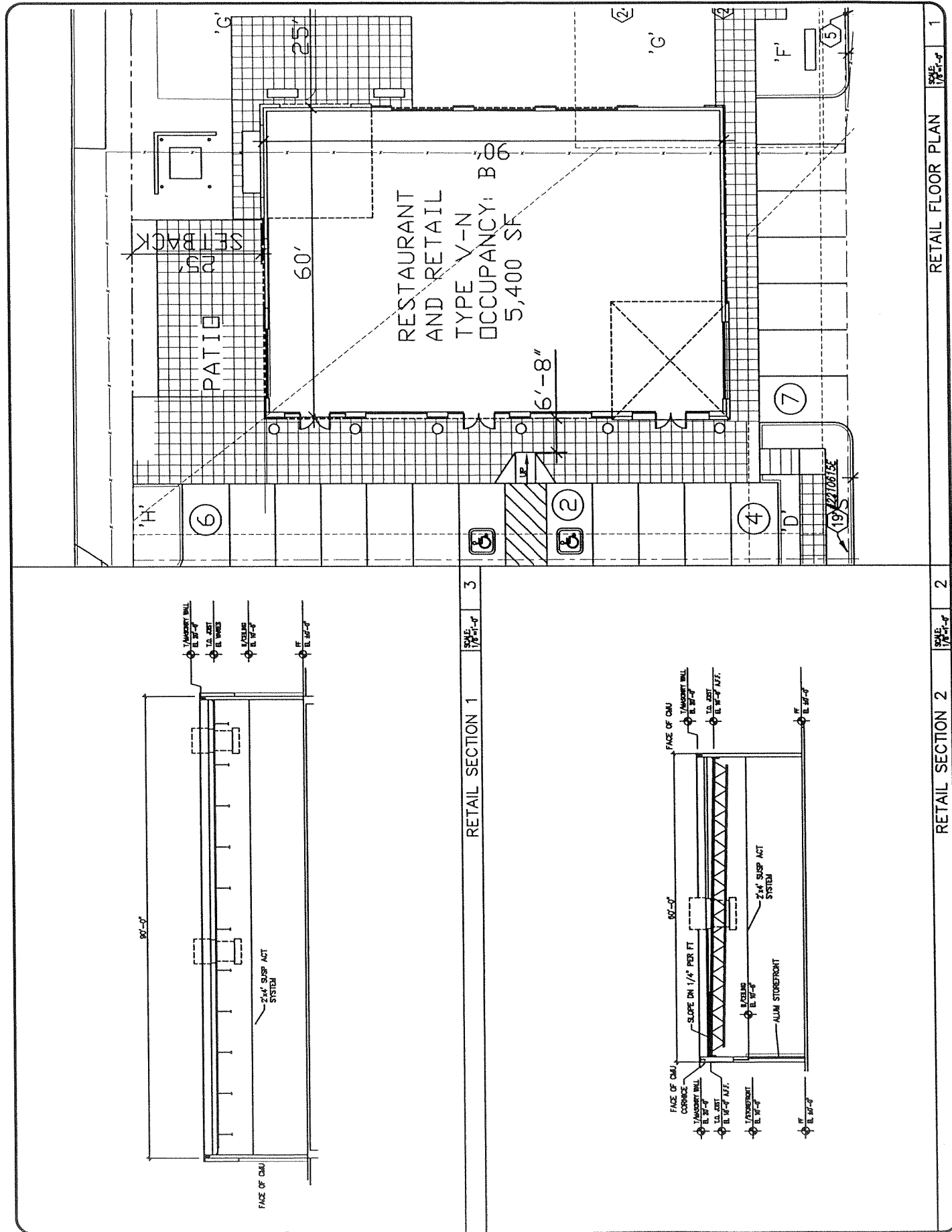
PROJECT
N.W.C.
REDWOODS BLVD.
MOUNTAIN VIEW AVE.
LOMA LINDA, CALIFORNIA

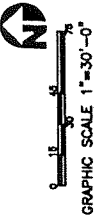
REVISIONS
DATE
DESCRIPTION
10-25-02
ISSUED FOR
CLIP, SUBMITTAL












LAKE DEVELOPMENT GROUP
1500 QUAIL STREET
SUITE 100
NEWPORT BEACH
CALIFORNIA 92660
(949) 263-0826
(949) 263-0825 FAX

Reeves Associates Inc.
Architects
1500 Quail Street
Suite 100
Newport Beach, California 92660
Tel: 949/433-8772
revesarch@revesarch.net

DESIGN & CONSTRUCTION
200 PARKCENTER BLVD.
BOISE, IDAHO 83725
(208) 392-8200





PLANT LEGEND							
SYN	TYPE	COMMON NAME	SIZE	SYN	TYPE	COMMON NAME	SIZE
TREES							
		BRACHTACONIA POPULAEUS	15 GAL			BRACHTACONIA POPULAEUS	
		BOTTLE TREE				HYPOCHOERIS	5 GAL
		AMERICAN SWEET GUM	15 GAL			DRUMF BOTTLE BRUSH	5 GAL
		LEUCADENDRON S. 'TUTTUSLON'				ICE	5 GAL
		ORNAMENTAL PEAR	15 GAL			IRON HATHORNI	5 GAL
		PIRUS C. 'HARTSON'				SHRUB DOGS	5 GAL
		'MAJESTIC BEAUTY'	15 GAL				
		RHAPHIDOLEYCE BICKA 'MAJESTIC BEAUTY'				LYX OF THE HILL	1 GAL
						DRUMF BOTTLE	1 GAL
						VARIETATED FLAX	1 GAL

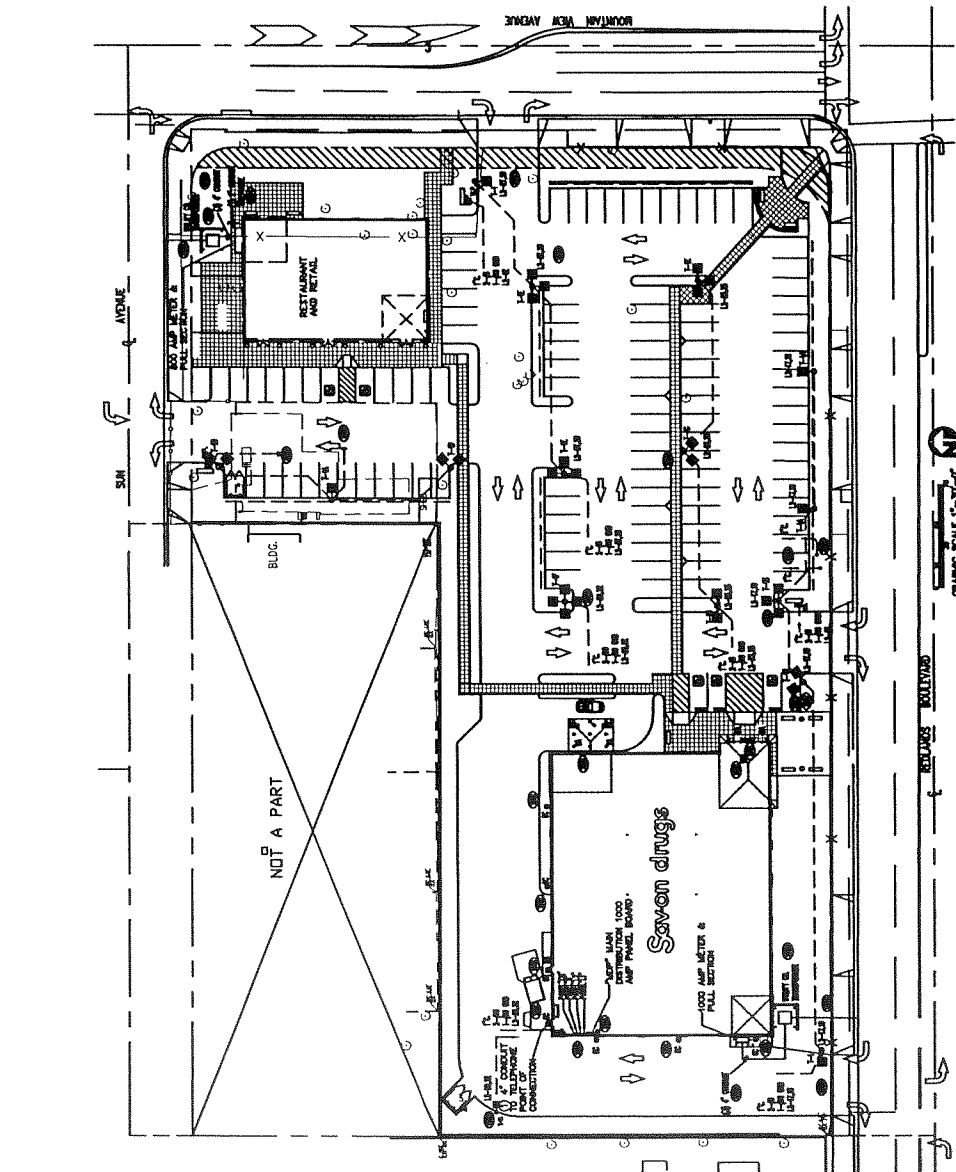
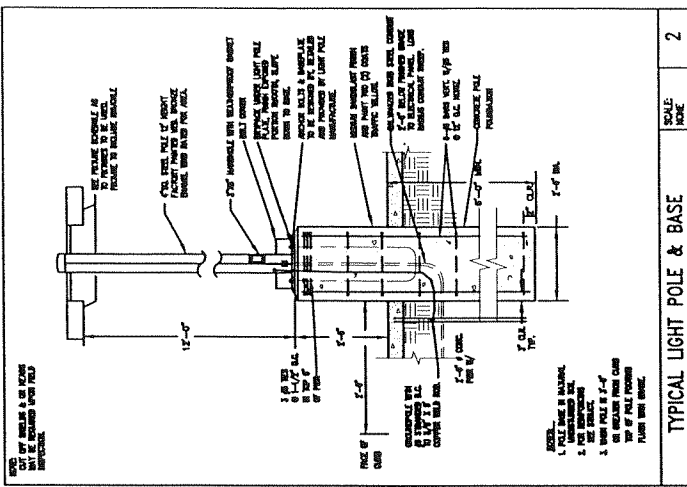
INFORMATION FOR THIS DRAWING WAS OBTAINED IN PART FROM:
A MAP PROVIDED BY THE CITY OF LOUISIANA AND DRAWINGS PREPARED BY ALPARK ENGINEERING DATED 5-25-02. DIMENSIONS & BEARINGS NEED TO BE VERIFIED

TELEPHONE COMPANY CONTACTS
 ADDRESS: VERIZON
 1800 GRANDE VIE LANE, SUITE 100
 RELLANOS, CA 92273
 PHONE NO. 800-735-8648
 FAX NO. 800-735-8648
 CONTACT: JILL BISHOP

POWER COMPANY CONTACTS
 ADDRESS: SOUTHERN CALIFORNIA Edison
 2877 JENNIFER ST.
 RELLANOS, CA 92273
 PHONE NO. 800-737-4770
 FAX NO. 800-737-4772
 CONTACT: JILL BISHOP, CDR. 800-553-2703

MASTER LIGHT FIXTURE SCHEDULE				
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	REMARKS
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KEYNOTES	
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RECEIVED: 09-06-2002

DATE: 09-06-2002

BY: A/N

CHECKED: A/N

DESIGN: A/N

PROJECT: A/N

96BE

REXLANOS VIEW AVE.

LOMA LINDA, CA

N.W.C.

1.9A

RECEIVED: 09-06-2002

DATE: 09-06-2002

BY: A/N

CHECKED: A/N

DESIGN: A/N

PROJECT: A/N

Albertsons

DESIGN & CONSTRUCTION

250 PARKVIEW BLVD.

BOISE, IDAHO 83728

(208) 385-8200

Architects Inc.

Associates Inc.

250 PARKVIEW BLVD.

BOISE, IDAHO 83728

(208) 385-8200

Hidden Engineering, Inc.

120 South Main Street

Boise, Idaho 83728

(208) 385-8200



DESIGN & CONSTRUCTION
250 PARKCENTER BLVD.
BOISE, IDAHO 83725
(208) 382-8200

Rooves
Associates Inc.
LAMARCK AVENUE CHASE
SUITE 100
BOISE, IDAHO 83725
(208) 382-8200

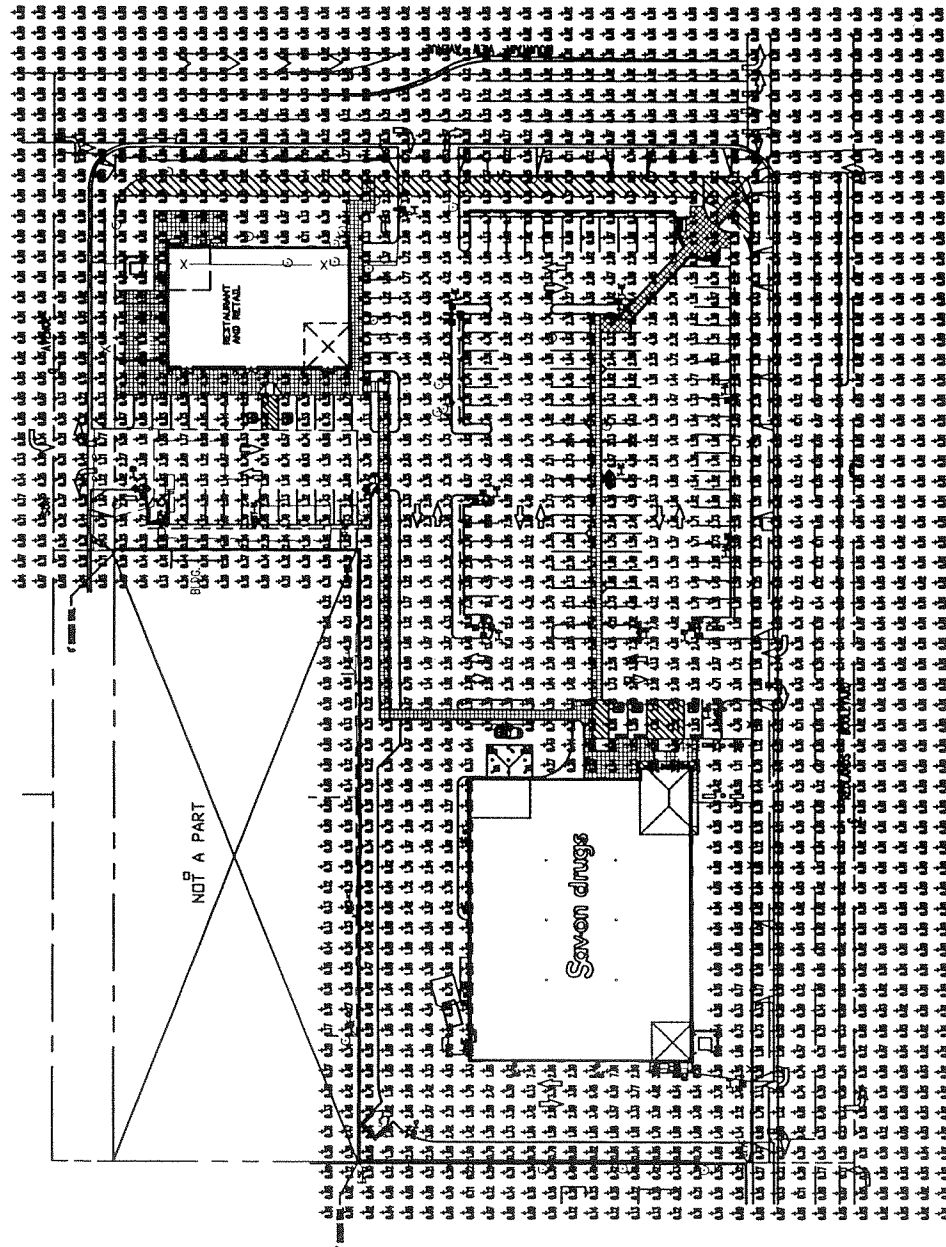
Midcon Engineering, Inc.
120 Park Center Drive
Boise, Idaho 83725
(208) 382-8200

REVISIONS
ISSUED FOR
CITY REVIEW
DATE
10/11/02

PROJECT
N.W.C.
REDLANDS BLVD.
LOMA LINDA, CA
96BE

SHEET TITLE
SITE LIGHTING
PHOTOMETRICS
DATE 06-06-2002
BY AHM
CHECKED

1.9B
SHEET
REVIEWS COMMISSION NO.



NO.	DESCRIPTION	DATE	BY	CHKD.
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44	1.9B	10/11/02	AHM	
45	1.9B	10/11/02	AHM	
46	1.9B	10/11/02	AHM	
47	1.9B	10/11/02	AHM	
48	1.9B	10/11/02	AHM	
49	1.9B	10/11/02	AHM	
50	1.9B	10/11/02	AHM	
51	1.9B	10/11/02	AHM	
52	1.9B	10/11/02	AHM	
53	1.9B	10/11/02	AHM	
54	1.9B	10/11/02	AHM	
55	1.9B	10/11/02	AHM	
56	1.9B	10/11/02	AHM	
57	1.9B	10/11/02	AHM	
58	1.9B	10/11/02	AHM	
59	1.9B	10/11/02	AHM	
60	1.9B	10/11/02	AHM	
61	1.9B	10/11/02	AHM	
62	1.9B	10/11/02	AHM	
63	1.9B	10/11/02	AHM	
64	1.9B	10/11/02	AHM	
65	1.9B	10/11/02	AHM	
66	1.9B	10/11/02	AHM	
67	1.9B	10/11/02	AHM	
68	1.9B	10/11/02	AHM	
69	1.9B	10/11/02	AHM	
70	1.9B	10/11/02	AHM	
71	1.9B	10/11/02	AHM	
72	1.9B	10/11/02	AHM	
73	1.9B	10/11/02	AHM	
74	1.9B	10/11/02	AHM	
75	1.9B	10/11/02	AHM	
76	1.9B	10/11/02	AHM	
77	1.9B	10/11/02	AHM	
78	1.9B	10/11/02	AHM	
79	1.9B	10/11/02	AHM	
80	1.9B	10/11/02	AHM	
81	1.9B	10/11/02	AHM	
82	1.9B	10/11/02	AHM	
83	1.9B	10/11/02	AHM	
84	1.9B	10/11/02	AHM	
85	1.9B	10/11/02	AHM	
86	1.9B	10/11/02	AHM	
87	1.9B	10/11/02	AHM	
88	1.9B	10/11/02	AHM	
89	1.9B	10/11/02	AHM	
90	1.9B	10/11/02	AHM	
91	1.9B	10/11/02	AHM	
92	1.9B	10/11/02	AHM	
93	1.9B	10/11/02	AHM	
94	1.9B	10/11/02	AHM	
95	1.9B	10/11/02	AHM	
96	1.9B	10/11/02	AHM	
97	1.9B	10/11/02	AHM	
98	1.9B	10/11/02	AHM	
99	1.9B	10/11/02	AHM	
100	1.9B	10/11/02	AHM	

GRAPHIC SCALE 1"=30'-0"
SITE LIGHTING PHOTOMETRICS